

***SECTION 21 - SPECIAL COMBINING DISTRICTS**

21.1 SPECIAL COMBINING DISTRICTS ESTABLISHED - Certain classes of districts designated respectively by the symbols S or S-1 referred to herein as Special Combining Districts or S Districts, are established for the purposes hereinafter set forth. In any district with which is combined any S district, the following regulations as specified for the respective S district shall apply in lieu of the respective regulations as to building site areas, depths of front yards, and widths of side yards or other regulations which are herein before specified for such district with which is combined such S district.

21.2 S-1 DISTRICT

That certain area situated within the City of Belmont and described on the map attached hereto marked Exhibit A as an S-1 District is subject to the regulations of Ordinance Number 360.

*Section 21 added by Ord. #528, 5/8/74

- 21.3 SPECIAL BUILDING SITE DISTRICT NO. 1, S-1 DISTRICTS - The S-1 Districts are established to provide special regulations pertaining to front yard setbacks, Board of Design Review, and retention of trees and vegetation in steep hillside areas.
- 21.4 FRONT YARD - The minimum depth of the front yard in S-1 District shall be zero feet; provided however, that the minimum distance from the front of the structure to the back-of-curb, the location of which shall be established by the City Engineer, shall not be less than 23 feet.
- 21.5 DRIVEWAY LENGTH - The minimum length of driveway on private property in S-1 Districts shall be zero feet, provided however, that all other regulations pertaining to driveways and vehicle ramps, as established in City Code Section 6.41, shall remain in force, and further provided that an Encroachment Permit shall be secured from the Belmont City Council and recorded with the San Mateo County Recorder prior to issuance of a building permit to construct said driveway on City right-of-way.
- 21.6 GARAGE DOORS - Garage doors constructed or erected in the S-1 Districts when located within four feet of the front setback line, shall be of such type which do not project beyond the front of the building when open, closed or during opening and closing.
- 21.7 DESIGN REVIEW - All uses in the S-1 Districts shall be subject to Design Review as prescribed in Section 13 of this Ordinance. It is the policy of the City of Belmont to preserve the rural character, natural vegetation and trees in this area. The Board of Design shall review each proposed building in S-1 Districts with this objective.